042.0 Map | 0006 Block | 0003.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,317,700	/	1,317,700
USE VALUE:	1,317,700	/	1,317,700
ASSESSED:	1,317,700	/	1,317,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64	-66	WYMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALPINE REAL ESTATE LLC
Owner 2:	
Owner 3:	
Street 1:	32 AMBERWOOD DR
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	GREER MATTHEW W/TR -
Owner 2:	ALPINE REAL ESTATE TRUST -
Street 1:	32 AMBERWOOD DRIVE
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2472 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

Dorothea O`Keefe

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5280.000	849,900	5,100	462,700	1,317,700
Total Card	0.121	849,900	5,100	462,700	1,317,700
Total Parcel	0.121	849,900	5,100	462,700	1,317,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 533.05 /Parcel: 533.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29515

GIS Ref

GIS Ref

Insp Date 10/07/17

!3583!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	849,900	5100	5,280.	462,700	1,317,700		Year end	12/23/2021
2021	104	FV	814,000	5100	5,280.	462,700	1,281,800		Year End Roll	12/10/2020
2020	104	FV	814,200	5100	5,280.	462,700	1,282,000	1,282,000	Year End Roll	12/18/2019
2019	104	FV	599,300	5100	5,280.	491,600	1,096,000	1,096,000	Year End Roll	1/3/2019
2018	104	FV	599,300	5100	5,280.	358,600	963,000	963,000	Year End Roll	12/20/2017
2017	104	FV	564,300	5100	5,280.	312,300	881,700	881,700	Year End Roll	1/3/2017
2016	104	FV	564,300	5100	5,280.	266,100	835,500	835,500	Year End	1/4/2016
2015	104	FV	498,500	5100	5,280.	260,300	763,900	763,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:18:18

LAST REV

Date	Time
12/13/17	10:27:15
mmcmakin	

PAT ACCT. 3583

USER DEFINED

Prior Id # 1:	29515
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREER MATTHEW W	70253-536		11/17/2017	Convenience	1	No	No		
AMINI SAMIRA,	64147-594		8/28/2014		1,115,000	No	No		
O`KEEFE DOROTHE	62655-64		9/19/2013	Estate/Div	661,000	No	No		
	12418-511		4/24/1973		40,000	No	No		Ronald O`Keefe dod 6/9/2007

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2013	1840	Redo Kit	30,750					

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
5/15/2014	External Ins	PC	PHIL C
4/21/2009	Meas/Inspect	189	PATRIOT
10/24/2000	Hearing N/C	163	PATRIOT
3/23/2000	Inspected	263	PATRIOT
3/2/2000	Measured	268	PATRIOT
8/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5280		Sq. Ft.	Site		0	80.	1.10	1									462,722						462,700	

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 462,722	Spl Credit	Total: 462,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07475734
Const Adj.:	0.98000199
Adj $ / SQ:	189.588
Other Features:	169500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	890839
Depreciation:	40979
Depreciated Total:	849860

COMMENTS

NO INSP SFL OR UAT INFO FROM OWNER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

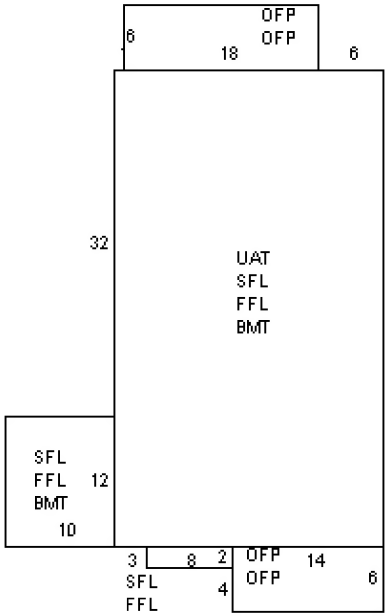
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	229.40
Special Features:	0	Val/Su Net:	195.33
Final Total:	849900	Val/Su SzAd	343.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,236	189.590	234,330
SFL	Second Floor	1,236	189.590	234,330
BMT	Basement	1,220	56.880	69,389
OFP	Open Porch	384	20.380	7,826
UAT	Upper Attic	275	75.840	20,855

Net Sketched Area:	4,351	Total:	566,730
Size Ad	2472	Gross Area	5176	FinArea	2472
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc